



A place where families and businesses thrive.

Zoom Video Conferencing

Click Link:

<https://us06web.zoom.us/j/82403159290>

Password: N/A

Economic Development Commission MEETING

February 10, 2022

ZOOM WEBINAR

COMMUNITY AUDITORIUM

1915 MAIN STREET

For help with Zoom: <https://support.zoom.us/hc/en-us/articles/115004954946>

During the pandemic, all public meetings are held in a “hybrid” format allowing the public to attend meetings both virtual and in-person. The Community Auditorium is open and has limited availability and social distancing measures. The public can observe the meetings **LIVE** on **Zoom Webinar** or on television on Tualatin Valley Community Television (TVCTV) Government Access Programming **Channel 23** on their website: http://tvctv.org/?page_id=550. Written comments may be submitted by 9:00 a.m. the day of the meeting by e-mail to: bfulks@forestgrove-or.gov.

Tim Budelman, Chair

Steve Krautscheid, Vice-Chair

Brad Bafaro

Tom Raabe

Jonathan Yawson

Jill Craig

Rob Langford

Rick Lafave

Kevin Emerick

Mark Nakajima

Jennifer Prickett

Jim Langstraat

Guy Storms

Juanita Lint

Timothy Rippe, Council Liaison

Brenna Fulks, Staff Liaison

All regular meetings may be televised live and open to the public and persons are permitted to attend any meeting except as otherwise provided by ORS 192. **Accommodations:** In accordance with the Americans with Disabilities Act, the City of Forest Grove will make reasonable accommodations for participation in the meeting. Request for assistance can be made by contacting City Recorder's Office, aruggles@forestgrove-or.gov, 503-992-3235, at least 48-hours advance notice of the meeting.

A G E N D A

- 10:00 1. **CALL TO ORDER:**
- a) Welcome to Mara Rico of Adelante Mujeres & Mathea Zietz of McMenamin's Grand Lodge
2. **CITIZEN COMMUNICATIONS:** Anyone wishing to speak on an item not on the agenda or on the agenda may be heard at this time. In the interest of time, please limit comments to two minutes.
- 10:05 3. **CONSENT AGENDA:**
- a) Approve Meeting Minutes of January 13, 2022
4. **ADDITIONS/DELETIONS:**

- 10:10 5. **DISCUSSION/DECISION ITEMS:**
 a) Forest Grove Theater Development – Jon Circlincione
 b) City of Forest Grove Small Business Incentive Program
 c) 2022 Economic Development Week: May 9-13
- 10:50 6. **B/C COMMUNICATIONS:**
 a) Chamber of Commerce Update – Juanita Lint
 b) Commercial/Industrial Properties – Tim Budelman
 c) Downtown Historic District Update – Jill Craig
- 11:15 7. **STAFF COMMUNICATIONS:**
 a) Economic Development Coordinator - Brenna Fulks
- 11:30 8. **COUNCIL LIAISON REPORT:**
 a) Council Liaison - Tim Rippe
- 11:40 9. **ANNOUNCEMENT OF NEXT MEETING:**
 a) March 10, 2022
10. **ADJOURNMENT**

1. CALL TO ORDER:

The meeting was called to order at 10:00 a.m. by EDC Chairman Kevin Emerick.

ROLL CALL: EDC MEMBERS PRESENT: Brad Bafaro; Tim Budelman; Jill Craig; Steve Krautscheid; Jim Langstraat; Juanita Lint; Mark Nakajima;

EDC MEMBERS ABSENT (EXCUSED): Rob Langford; Rick Lafave; Alfredo Moreno; Jennifer Prickett; Tom Raabe; Guy Storms; Jonathan Yawson

EDC MEMBERS ABSENT (UNEXCUSED):

OTHERS PRESENT:

COUNCIL LIAISON: Councilor Timothy Rippe

STAFF PRESENT: Michelle Davis (Administrative Specialist); Brenna Fulks (Economic Development Coordinator); Bryan Pohl (Community Development Director)

2. PUBLIC COMMENT:

None

3. CONSENT AGENDA:

A quorum was met. Steve Krautscheid moved a motion to approve the September 9, 2021 and October 7, 2021 EDC meeting minutes. Tim Budelman seconded and the motion passed unanimously.

4. ADDITIONS/DELETIONS:

The EDC will NOT be meeting in person at this time.

5. DISCUSSION/DECISION ITEMS:

- a. Chairman Kevin Emerick announces the new 2022 Chairman, Tim Budelman and Vice-Chair Steve Krautscheid. A quorum was met. Brad Bafaro moved a motion to accept the new 2022 Chairman and Vice-Chairman Recommendations. Jim Langstraat seconded and the motion passed unanimously. New Chairman Tim Budelman took over the proceedings of this meeting.
- b. EDC meetings for 2022 will continue to meet via Zoom. The EDC meetings have been moved to the second Thursday of each month. A quorum was met. Mark Nakajima moved a motion to accept the meeting schedule for 2022. Brad Bafaro seconded and the motion passed unanimously.
- c. We have 2 applications for the Board vacancies.

6. B/C COMMUNICATIONS:

- a. Chamber of Commerce Update – Juanita Lint

The Chamber has an abundance of PPE from the Business Recovery Center. They have KN95 masks, hand sanitizer and gloves for any local business in need. The Holiday Lighting Committee met to discuss upgrades and the possibility of the City taking over this event. The Discovery Guide will be out in April or May, any updates are asked to be submitted by March 1st. The Chamber is offering package deals that include memberships and business ads. Ralph's Run was last weekend. Work still continues on the sesquicentennial. Chamber has a new logo that includes the 150th birthday logo. A Pickle-ball Tourney is scheduled for this September. The Chamber's newest member, The Hops Baseball club is set to present at the January 31st luncheon at Godfathers Pizza. The Chamber has purchased season Hops tickets to use for raffles and prize giveaways. February luncheons will include a State of the Cities presentation, where Mayor Pete Traux and Mayor Dalin will speak. The next few months guests will include; Commissioner Jerry Willey, Brenna Fulks the Economic Development Coordinator of Forest Grove and the new Fire Chief.

7. STAFF COMMUNICATIONS:

- a. Brenna Fulks reports that ARPA Grants for Small Business received 300k. There is a meeting set for this afternoon to discuss guidelines for the distribution of the funds.
- b. Former EDC Jeff King has applied for funding in 2020 for the Main Street program. Brenna will be making the Main Street Program a top priority.

Other Community development updates include: Popeye's coming soon, Interest in the Industrial area by Oak Street, Application for new subdivision at Thatcher and Watercrest, and a new downtown grocery store by the Jesse Quinn apartments.

8. COUNCIL LIAISON REPORT, Councilor Rippe:

The Council met in late November to organize a sub-committee to address homelessness. They are gathering information and input from City of Hillsboro, City of Beaverton and a few non-profits. Their focus is exploring the gaps in the services needed. Between the Bond and metro funding there will be 50 million dollars. With the influx of funds they will be addressing mental health, behavioral health and addictions issues, as well as looking into permanent housing options. They hope to hire case managers to help guide residents through the complex system. The Council is looking to expand the Sister City Program to include a Latino City. The Urban Renewal Agency had a work-session to discuss funds for local business to increase outdoor seating. There was not a lot of interest from local business, only one application was received. A consultant was hired to gather public input on the levy that expires in 2023, to determine if we push it on the May ballot or wait until the November election.

There was a presentation on the Fern Hill/Highway 47/Maple Street intersection. ODOT, Washington County and The City are looking at three traffic control options. The Council Creek Trail received a 12 million dollar Federal Grant for the construction of the Pedestrian/Bicycle Trail. An application was received to annex 25 acres on David Hill west of Highway 47 to develop 230 units. Scoggins Valley dam update states that the Bureau of Reclamation has decided to repair the existing dam. The total cost roughly 750 million. Federal coverage will be 650 million with the remaining 100 million to be paid by local jurisdictions. The City's portion would be approximately 16 million. No movement or update on the new Police Station project. With a 25 million dollar price tag, we feel it is not an appropriate time to seek voter support. They will be looking at the cost to remodel the existing building. The old Engineering building will be demolished. A new building will be built and connect to the existing City Hal, which will receive a remodel. This will help streamline our internal processes and over the counter services.

9. ANNOUNCEMENT OF NEXT MEETING:

Chairman Tim Budelman announced the next EDC meeting will be Thursday, February 10, 2022 @ 10a.m.

10. ADJOURNMENT:

Chairman Tim Budelman adjourned the meeting at 11:11 a.m. by consensus.

Respectfully submitted by:

Michelle Davis

Administrative Specialist

City of Forest Grove

Approved by the Forest Grove EDC:

Date: _____

City of Forest Grove Business Incentive Program

Overview

2018-2021

The Business Incentive Program provides incentives for new and existing Forest Grove businesses that are relocating or expanding to currently vacant commercial or industrial space

Program Incentives Defined:

- Waiver of business license fee for two years including initial application fee. Fee savings of up to \$550
- Waiver of Sign Permit fees up to \$1,000 if the applicant meets certain design standards.
- Water System Development Fee can be paid in installments over a period up to 10 years.

Program Eligibility:

- The business will legally occupy an existing commercial or industrial building space that is commercially or industrially zoned within the City and was previously constructed and had received a final inspection and Certificate of Occupancy on or before January 1, 2018, and
- EITHER, the business currently exists within the City and is:
 - a. Expanding into adjacent commercial or industrial space; or
 - b. Opening a new and/or additional satellite location; or
 - c. Relocating from a former location and will occupy additional square footage in the new location; AND
 - d. Expanding, opening or relocating to a vacant commercial or industrial space that will add a minimum of 10% additional square footage to their existing size, AND
 - e. The business receives a permanent Certificate of Occupancy for a commercial improvement between September 1, 2018 and December 30, 2021.
- OR, the business is new to the City and will:
 - a. Legally occupy a formerly vacant commercial or industrial space; and
 - b. The business receives a permanent Certificate of Occupancy for commercial or industrial improvements between September 1, 2018 and December 30, 2021.

Contact:

Jeffrey King, Economic Development Manager
(503) 992-3293
jking@forestgrove-or.gov



CITY OF
Tigard

Business License Fee Wavier

New business owners who complete an approved business-focused training program listed below, are eligible for a one-time, one-year City of Tigard business license fee waiver for **their first year** of operation in the City of Tigard.

How It Works

1. Complete one of the business training programs listed below within six months before you open your business or within your first year in business.
2. Submit your business license application and proof of training (a certificate or email confirmation of completion) to the city's Business License Specialist via email at buslic@tigard-or.gov.
3. If you've already applied for a City of Tigard business license and have not yet completed a training program, the city can apply for a fee waiver to your next business license fee when you renew -- if you complete one of the training programs before the end of the first year in business.

Approved Business Training Programs

Adelante Mujeres

www.adelantemujeres.org/small-business-development

Contact: Javier Urenda, jurenda@adelantemujeres.org

503-992-0078 x211

Eligible Program: Completion of *Empresas* business development course.



Hispanic Metropolitan Chamber

hmccoregon.com/business

Contact: Program registration via

503-222-0280 or info@hmccoregon.com

Eligible Program: Six to eight hours through the Business Training Program and advising.



Mercy Corps Northwest

www.mercycorpsnw.org/business

Contact: Enrollment form on

www.mercycorpsnw.org/business/training/business-classes

Eligible Program: Six to eight hours of training through completion of Business Foundations I, Business Foundations II, or Business Plan Workshop.



Micro Enterprise Services of Oregon (MESO)

www.mesopdx.org

Contact: meso@mesopdx.org

Eligible Program: A minimum of six hours of training through Business Basics, Developing your Business, Marketing Your Business, Funding your Business, Financial Literacy for Businesses, Bookkeeping Classes.



Oregon Association of Minority Entrepreneurs (OAME)

oame.org

Contact: Jorge Guerra, jorge@oame.org

Eligible Programs: Six to eight hours of one-to-one advising with an OAME advisor.



Professional Development Group (PBDG)

pbdgweb.com

Contact: Enrollment form at bottom of page:

pbdgweb.com/training-center

Eligible Training: Six to eight hours of training through COBID certification, Group class training on construction industry topics, Mentor-Protégé Program, Cohort model training on specific aspects of your construction business, or one on one consulting for focused business issues.



SCORE Portland

www.portlandor.score.org

Contact: 503-326-5211 or

scorepdx@scorevolunteer.org to schedule a callback.

Eligible Programs: 10 hours of training through Business Advising, Business Basics for the Small Business Owner Business Plan - Your Roadmap to Success, Simple Steps for Starting Your Business.



Small Business Development Center (SBDC)

oregonsbdc.org/centers/portland-sbdc/your-team

Contact: Referral form at

oregonsbdc.org/centers/portland-sbdc/connect-with-us

Eligible Programs: Business advising and completion of at least one of the following programs: Getting Your Recipe to Market, Business Builders, Restaurant Business Builders, or Global Trade Management.



XXcelerate

www.xxceleratefund.com

Contact: hello@xxceleratefund.com

Eligible Programs: Six to eight hours of one-on-one coaching, peer mentorship or graduation from XXcelerator program.

XXcelerate

For questions or a referral to an advising partner, please contact:

Dylan Dekay-Bemis

City of Tigard

Economic Development Coordinator

dylanb@tigard-or.gov

Lloyd Purdy

City of Tigard

Economic Development Manager

LloydP@tigard-or.gov



CIUDAD DE
Tigard

Exención de tarifa de licencia empresarial

Los propietarios de nuevos negocios que completen un programa aprobado de capacitación empresarial, que se enumera a continuación, son elegibles para una exención de tarifa de licencia empresarial de la ciudad de Tigard por un año y por única vez durante **su primer año** de operación en la ciudad de Tigard.

Cómo funciona

1. Complete uno de los programas de capacitación empresarial que se enumeran a continuación dentro de los seis meses previos a la apertura de su negocio o durante su primer año de negocio.
2. Envíe por correo electrónico su solicitud de licencia empresarial y prueba de capacitación (un certificado o confirmación por correo electrónico de la finalización) al Especialista en Licencias Comerciales de la ciudad, a buslic@tigard-or.gov.
3. Si ya ha solicitado una licencia empresarial de la ciudad de Tigard y aún no ha completado un programa de capacitación, la ciudad puede solicitar una exención de tarifa para su próxima licencia empresarial cuando usted la renueve, si completa uno de los programas de capacitación antes del final del primer año en el negocio.

Programas aprobados de capacitación empresarial

Adelante Mujeres

www.adelantemujeres.org/small-business-development

Contacto: Javier Urenda,

jurenda@adelantemujeres.org o 503-992-0078 x211

Programa elegible: realización del curso de desarrollo empresarial *Empresas*.



Cámara Metropolitana Hispana

hmccoregon.com/business

Contacto: Inscripción en el programa por teléfono: 503-222-0280 o correo electrónico: info@hmccoregon.com

Programa elegible: de seis a ocho horas por medio del Programa de capacitación empresarial y asesoramiento.



Mercy Corps Northwest

www.mercycorpsnw.org/business

Contacto: formulario de inscripción en

www.mercycorpsnw.org/business/training/business-classes

Programa elegible: de seis a ocho horas de capacitación por medio de la realización de Fundamentos Empresariales I, Fundamentos Empresariales II o el Taller del Plan Empresarial.



Servicios para microempresas de Oregón (MESO)

www.mesopdx.org

Contacto: meso@mesopdx.org

Programa elegible: un mínimo de seis horas de capacitación por medio de Conceptos Básicos de Empresas, Desarrollo de su Empresa, Comercialización de su Empresa, Financiación de su Empresa, Educación Financiera para Empresas, Clases de Contabilidad.



Asociación de empresarios minoritarios de Oregón (OAME)

oame.org

Contacto: Jorge Guerra, jorge@oame.org

Programas elegibles: de seis a ocho horas de asesoramiento individualizado con un asesor de la OAME.



Grupo profesional de desarrollo de negocios (PBDG)

pbdgweb.com

Contacto: formulario de inscripción en la parte inferior de la página: pbdgweb.com/training-center

Capacitación elegible: de seis a ocho horas de capacitación a través de la Oficina de certificación para la inclusión y diversidad empresarial (Certification Office for Business Inclusion and Diversity, COBID), capacitación en clases grupales en temas de la industria de construcción, el programa Mentor-Protégé, capacitación en modelos de cohortes sobre aspectos específicos de su negocio de construcción o consultoría individualizada para asuntos de enfoque empresarial.



SCORE Portland

www.portlandor.score.org

Contacto: 503-326-5211 o

scorepdx@scorevolunteer.org para programar una devolución de llamada.

Programas elegibles: 10 horas de capacitación por medio de Asesoramiento empresarial, Conceptos básicos de comercio para el plan empresarial del propietario de una pequeña empresa: su guía hacia el éxito, pasos simples para comenzar su negocio.



Centros de desarrollo de pequeñas empresas (SBDC)

oregonsbdc.org/centers/portland-sbdc/your-team

Contacto: formulario de remisión en

oregonsbdc.org/centers/portland-sbdc/connect-with-us

Programa elegible: asesoramiento empresarial y realización de al menos uno de los siguientes programas: Llevar su receta al mercado, Desarrolladores de empresas, Desarrolladores de empresas de restaurantes o Administración del comercio global.



XXcelerate

www.xxceleratefund.com

Contacto: hello@xxceleratefund.com

Programas elegibles: de seis a ocho horas de coaching individual, tutoría entre pares o graduación del programa XXcelerator.

XXcelerate

Para preguntas o una remisión a un socio de asesoramiento, comuníquese con:

Dylan Dekay-Bemis

Ciudad de Tigard

Coordinador de la División de Desarrollo Económico

dylanb@tigard-or.gov

Lloyd Purdy

Ciudad de Tigard

Administrador de la División de Desarrollo Económico

LloydP@tigard-or.gov

Washington County Economic Indicators January 2022 (December 2021 Data)

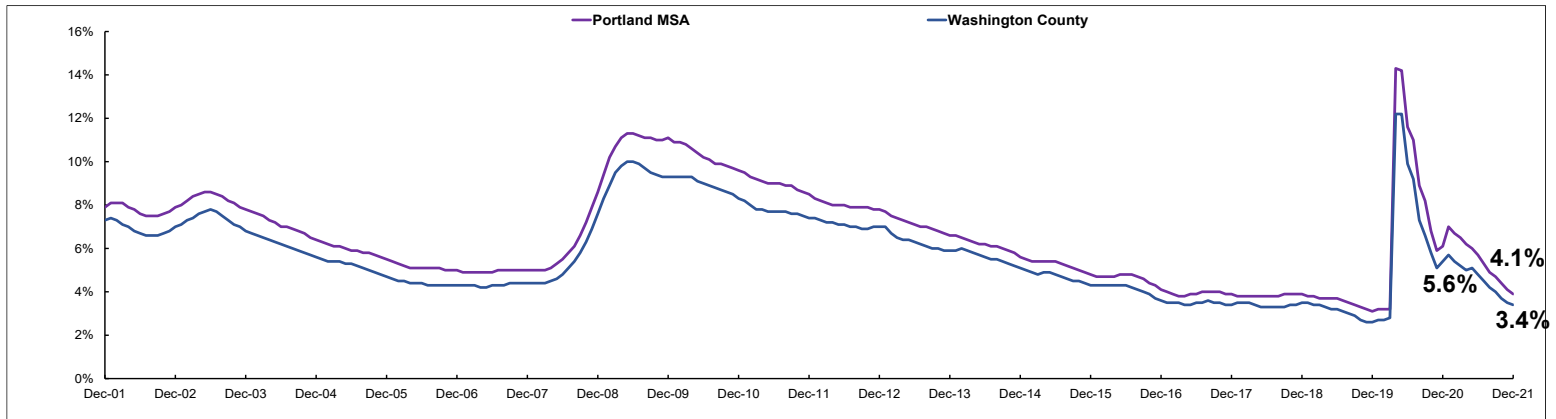
Washington County's unemployment rate remained essentially unchanged in December 2021. It stood at 3.4% which is also less than this time last year (5.6%). The annual average unemployment rate in Washington County was 4.2% for 2021—markedly less than the 2020 average of 6.5%.

Employment levels in Washington County grew by 0.5% or 1,400 jobs between November and December 2021. Those gains were again led by retail trade and transportation, warehousing, and utilities. Both sectors tend to see increases during the holiday season due to increased spending. However, it's promising to see those trends continue as we entered December.

As Oregon's labor market continues to tighten, the state has seen growing job vacancies. Of the nearly 103,000 vacancies, 78,000 of those positions were reported to be difficult to fill by employers. Approximately 61% of those vacancies were difficult due to a lack of applicants or qualified candidates.

Unemployment in Washington County Remains Low at 3.4% in December 2021

December 2001 to December 2021, seasonally adjusted
Local Area Unemployment Statistics

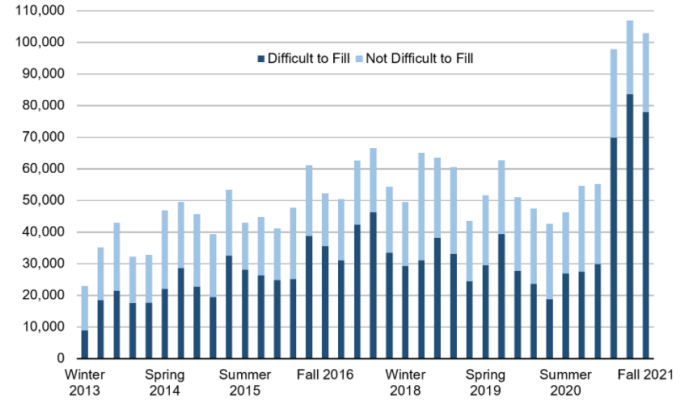


Oregon Businesses Reported 76% of Job Vacancies Were Considered Difficult to Fill in the Fall of 2021

Winter 2013 to Fall 2021

Oregon Employment Department, Job Vacancy Survey

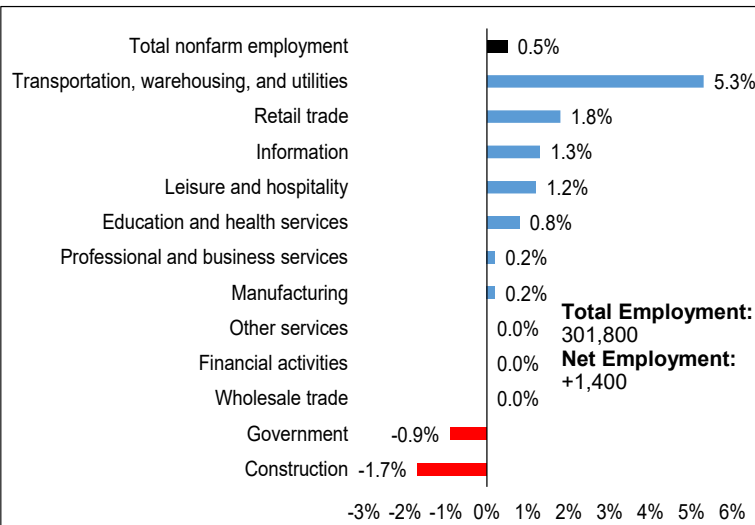
Oregon's Difficult to Fill Job Vacancies Remained High in Fall 2021



Source: Oregon Employment Department, Oregon Job Vacancy Survey

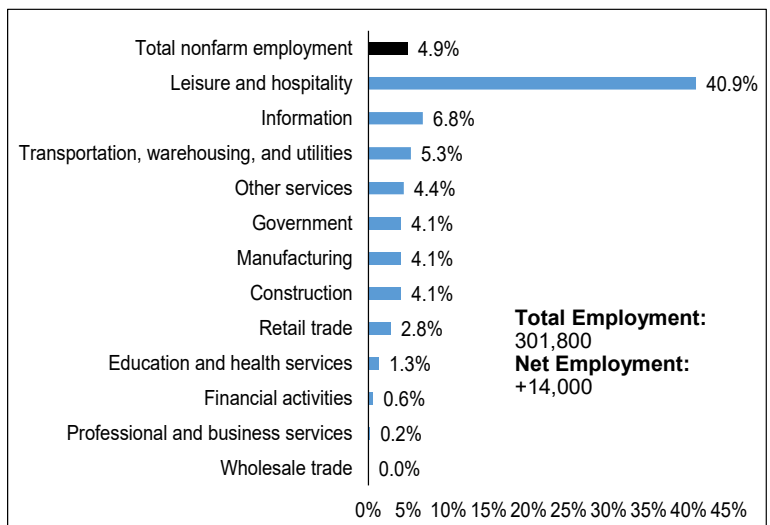
Washington County Adds 1,400 Jobs Again Led By Transportation, Warehousing, and Utilities as well as Retail Trade

November 2021 to December 2021, percentage change
Current Employment Estimates



Leisure and Hospitality in Washington County Continues to Recover—Added 7,400 Jobs Compared with December of 2020

December 2020 to December 2021
Current Employment Estimates





Help Wanted in Oregon

Results from the Fall 2021

Job Vacancy Survey



Oregon businesses reported 102,900 vacancies in fall 2021.

Oregon Job Vacancies, Fall 2021

Vacancies	102,892
Average Hourly Wage	\$21.22
Full-time Positions	81%
Permanent Positions	95%
Requiring Education Beyond High School	32%
Requiring Previous Experience	56%
Difficult to Fill	76%

Source: Oregon Employment Department

Vacancies decreased 4% from the summer and increased 88% from fall 2020.

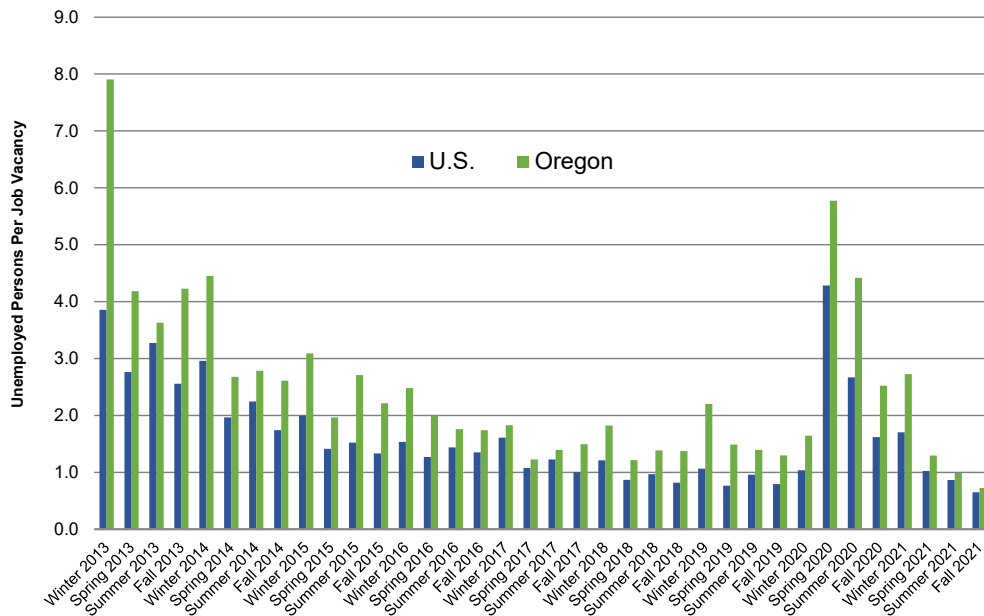
Employers reported difficulty filling 76% of fall 2021 vacancies.

The average starting wage among this group of vacancies was around \$21.22 per hour, an inflation-adjusted 14% increase from fall 2020 and 5% increase from summer 2021.

Characteristics of Oregon job vacancies were consistent with prior quarters. A typical job vacancy tends to be for a full-time, permanent position.

As unemployment has dropped and vacancies rose, the unemployed to job vacancy ratio is at a record low.

U.S. and Oregon Unemployed to Job Vacancy Ratios Reach Record Lows after Spring 2020 Peak
(Job Openings with Private Employers, 2013-2021)



The unemployed-to-vacancy ratio dropped dramatically in 2021.

The U.S. ratio was 0.7 in October 2021. It peaked very suddenly amid COVID closures, reaching 4.3 in April 2020 after several years around 1-to-1.

Oregon had 0.7 unemployed per job vacancy in October 2021 (a record low) after reaching 5.8 in May 2020.

Businesses reported hiring in various industries.

Oregon Job Vacancies by Industry, Fall 2021

Industry	Vacancies
All Industries	102,892
Health care and social assistance	27,720
Construction	11,134
Retail trade	10,784
Leisure and hospitality	10,610
Manufacturing	10,469
Transportation, warehousing, and utilities	5,957
Management, administrative, and waste services	5,289
Other services	4,862
Professional, scientific, and technical services	4,748
Wholesale trade	4,564
Private educational services	3,180
Natural resources and mining	1,669
Financial activities	1,285
Information	621

Source: Oregon Employment Department

Health care and social assistance continued to be the top hiring industry in the fall, with 27,700 vacancies. This sector had the most vacancies in 22 of the past 24 quarters. Construction had 11,100 vacancies in the fall.

Note: While we've all seen evidence of local school districts hiring as in-person classes resume, those openings and other government hiring aren't captured in this survey of private-sector businesses.

The starting wage for job vacancies averaged \$21.22 per hour in the fall.

Oregon Job Vacancies by Hourly Wage Range,
Fall 2021

Wage (per hour)	Vacancies	Average Hourly Wage
All Wage Ranges	102,892	\$21.22
Less than \$15	16,484	\$13.58
\$15 through \$19.99	35,258	\$16.45
\$20 through \$24.99	14,540	\$21.24
\$25 through \$29.99	6,754	\$26.44
\$30 and up	11,913	\$42.94
Unknown	17,943	

Source: Oregon Employment Department

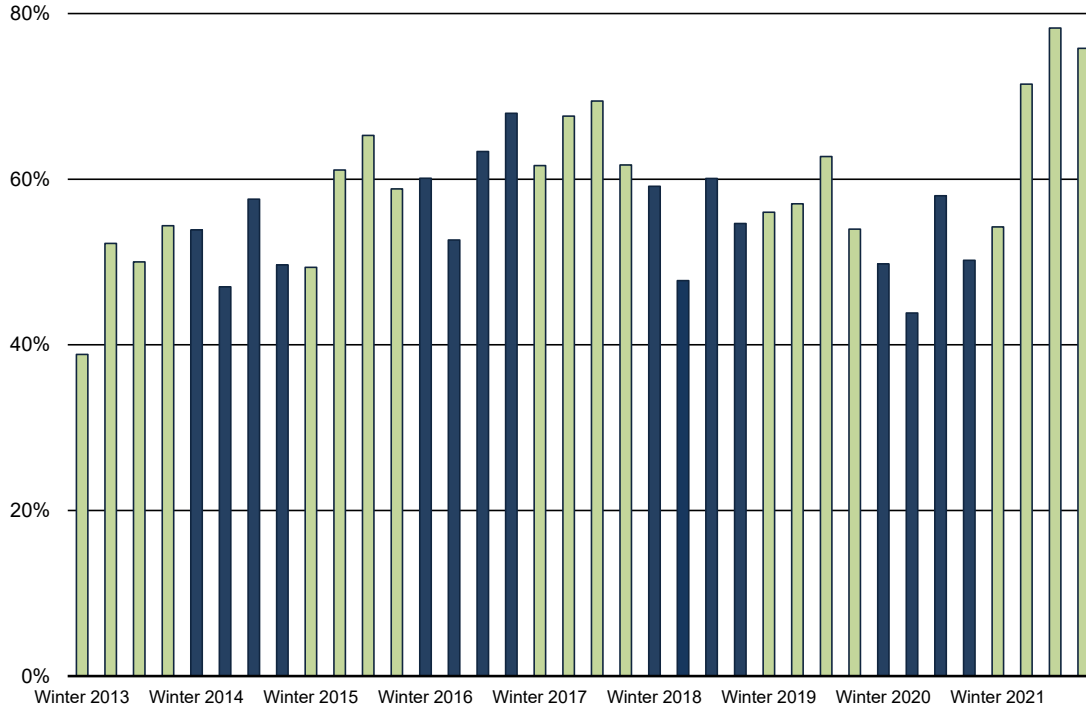
The average starting wage reported in summer was \$21.22, a 14% inflation-adjusted increase from fall 2020.

Total vacancies were up 88% from the level last fall. The number of vacancies offering a starting wage below \$15 per hour decreased 16% over the year. The number of vacancies offering between \$15 and \$25 per hour increased 213% and vacancies paying above \$25 per hour increased 252%.



76% of fall job vacancies were reported as difficult to fill.

Businesses Report Difficulty Filling 76% of Vacancies in Fall 2021



Occupations with the highest number of difficult-to-fill vacancies:

- Personal care aides (3,900)
- Truck drivers (3,800)
- Retail salespersons (3,700)
- Nursing assistants (2,900)

The Oregon Job Vacancy Survey captures information for nine sub-state areas.

Survey Region	Counties
Central Oregon/East Cascades	Crook, Deschutes, Gilliam, Hood River, Jefferson, Klamath, Lake, Sherman, Wasco, Wheeler
Clackamas	Clackamas
Eastern Oregon	Baker, Grant, Harney, Malheur, Morrow, Umatilla, Union, Wallowa
Lane	Lane
Mid-Valley	Linn, Marion, Polk, Yamhill
Northwest Oregon	Benton, Clatsop, Columbia, Lincoln, Tillamook
Portland-Metro	Multnomah, Washington
Rogue Valley	Jackson, Josephine
Southwestern Oregon	Coos, Curry, Douglas

Fall vacancies were distributed across the state.

Oregon Job Vacancies by Geography, Fall 2021

Geography	Vacancies
Oregon Statewide	102,892
Portland Metro	32,990
Mid-Valley	14,404
Lane	11,460
East Cascades	11,285
Clackamas	10,588
Rogue Valley	8,212
Northwest Oregon	5,994
Eastern Oregon	3,966
Southwestern Oregon	3,023

Unknown/multiple regions excluded

Source: Oregon Employment Department

Vacancies decreased 4% from the summer and increased 88% from fall 2020.

The Portland tri-county area represented 42% of fall vacancies. Vacancies increased the most over the year in Northwest Oregon and Lane County.



Anna Johnson

Senior Economic Analyst

Anna.L.Johnson@employ.oregon.gov

(503) 991-2110

For more information about job vacancies in Oregon, visit the Job Vacancy Survey box on the [Publications page](#) at QualityInfo.org



CITY OF FOREST GROVE

September 2021

AVAILABLE COMMERCIAL & INDUSTRIAL SITES

I. Industrial Land

Location	Type	Size	Price	Contact
910 NW Martin Road	Zoned General Industrial (after annexation)	20.02 acres 17 acres pre-certified by state Access to State Hwy 47 Within UGB.	Land for Sale \$6/SF \$5,232,427 gross https://www.macadamforbes.com/listings/508166-sale.html	Joe Curran 503-9727276 Macadam Forbes jcurran@macadamforbes.com
1521 Poplar St. TTM Industrial Park	Zoned Light Industrial	35 acres Can be subdivided State Certified Shovel Ready Site Flexible design; Rail served	For Sale or Build to Suit \$5 - \$6 sf https://listingsprod.blob.core.windows.net/ourlistings-usa/34a9fb39-c478-4333-9c73-ef1506e23a11/38aae7ee-f3a2-4ac0-855a-15eaf79ed1ca	Mark McClung Vice-President Colliers International 503-499-0066 Mark.mcclung@colliers.com Oregon Prospector
2400 Yew Street / 4110 24th Avenue Henningsen Site	Zoned General Industrial	4 - 20 acres	For Lease- Build to Suit Negotiable	Guy Storms Henningsen Co. (503) 359-1100 Guy.storms@henningsen.com Oregon Prospector
600 Elm Street	Zoned Business Industrial for Light Industrial. Office, flex space, warehousing, R&D, data centers	38.6 acres Business Oregon Shovel Ready Certified Site.	Land for Sale 38.6 acres \$6.25/sf https://www.macadamforbes.com/listings/542895-sale.html	Joe Curran, Macadam Forbes 503-972-7276 jcurran@macadamforbes.com Rhys Conrad, Macadam Forbes 503-972-7293 rhys@macadamforbes.com
Elm Street	Zoned General Industrial	3.83 acres Rectangular site Site adjacent to short line rail	For Sale \$5.50/sq. ft.	Mark Hush (503)542-4349 Dan Slevin Capacity Commercial Group (503) 326-9000 www.capacitycommercial.com

I. Industrial Land Continued

Location	Type	Size	Price	Contact
2345 Quince Street 24 th Avenue	Zoned General Industrial	1.50 acres Level, rocked and ready. Easy highway access	Land for Sale \$350,000	Brad Young 503-860-4544 direct (503) 648-1169 office http://bradyoung.mywindermere.com
4114 Heather Street	Manufacturing, Distribution. Zoned Light Industrial	Land Available 16 acres: flat, square. All utilities to site.	For lease or sale: Land only: \$2.275M	Skip Rotticci Colliers 503-499-0062 direct 503-314-0527 cell Skip.rotticci@colliers.com

II. Industrial Land & Buildings

Location	Type	Size	Price	Contact
----------	------	------	-------	---------

III. Industrial Buildings

Location	Type	Size	Price	Contact
2331 – 23 rd Avenue	Warehouse, Industrial, Assembly Zoned General Industrial, Food Processing	Limited sq. ft. available sub-dividable Custom space sizes 22' ceilings, rail spur, wastewater treatment facility on site	For Lease: Negotiable Space sized to suit	Gene Zurbrugg 503-681-0912 gene@zurbruggconstruction.com Oregon Prospector
3700 - 24 th Ave	Manufacturing, Warehouse, Flex space Zoned General Industrial	Light Industrial and Office space Open space layout Elevator served second floor	For Lease 15,000 sf	Will Stone Marcus & Millichap 503-200-2025 Will.stone@marcusmillichap.com
3900 24 th Ave	Manufacturing Building with Income. Zoned General Industrial	34,000 sf main building plus 5,000 sf storage. Main building: 30,000 sf warehouse/ manufacturing; 4,000 sf office. Clear height 24' peak; grade level loading	For Sale \$5,300,000 https://km-ndp-media-repository.s3.us-west-2.amazonaws.com/kmconnect/LISTING/11026728/FLYER.pdf	Cliff Finnell Kidder Matthews 503-221-2295 Cliff.finnell@kidder.com

4124 24 th Ave Henningsen Cold Storage	Flex. Warehouse/distribution Cold storage	Up to 35,000 sq. ft. Sub-dividable to 2,000 sq. ft. Freezer/cooler/storage space. Truck & rail docks Two mech. rooms, freezing capacity	For lease Negotiable	Guy Storms Henningsen Co. (503) 359-1100 guy.storms@henningsen.com www.henningsen.com Oregon Prospector

IV. Commercial/Retail Land

Location	Type	Size	Price	Contact
1525 Thatcher Road	Zoned CPD, commercial planned development	3.2 acres located between Thatcher Rd & Gales Ck (Hwy 8) High growth residential area.	For Sale \$1.9 million	Cindy Sturm Sturm Real Estate (503) 356-8767 cindysturm@frontier.com
1940 Filbert Street	Commercial, retail, service, office, mixed use. Zoned Community Commercial	.57 acres Corner lot, cleared. Pacific Ave frontage	For Sale \$425,000 http://jessedill.kwrealt.com/listing/mlsid/210/propertyid/18222834/	Jesse Dill KW Realty 503-969-3236 jessedill@kwrealty.com
2704 19 th Place	Commercial, retail, service, office, mixed use. Zoned community commercial	.32 acre Flat, cleared parcel	For Sale Possible terms	503-661-5252
2806 19 th Ave	Commercial, retail, service, office, mixed use. Zoned community commercial	Four 3,000 sq. ft. suites or 12,000 sq. ft. total on 1 acre site.	Offices Build to Suit	Mike Hundley (503) 359-4421 mhundley@farmersagent.com
2812 19 th Ave	Commercial, retail, service, office, mixed use. Zoned community commercial	.19 acre 58' x 140' lot Contains home	For Sale \$169,900. Can be sold with adjoining 2820 19 th Ave	Douglas Boscamp (503) 319-3436 NW Realty Group (503) 620-3100 www.DouglasBoscamp.com
2820 19 th Ave	Commercial, retail, service, office, mixed use. Zoned	.28 acre 60' x 198' lot Contains home	For Sale \$159,900 Can be sold with	Douglas Boscamp (503) 319-3436 NW Realty Group

	community commercial		adjoining 2812 19 th Ave	(503) 620-3100 www.DouglasBoscamp.com
--	----------------------	--	-------------------------------------	--

IV. Commercial/Retail Land Continued

Location	Type	Size	Price	Contact
2624 Pacific Avenue	Zoned Community Commercial. Retail, service, office	1 acre Frontage on Pacific Avenue	Land for lease Price negotiable	Stacia Truax (503) 546-3535
3600 Pacific Ave	Zoned community commercial. Retail, service, office	Stonewood Center Commercial Development Site. .95 AC (41,150 sf)	For Sale or Build to Suit https://www.colliers.com/en/properties/for-sale-or-build-to-suit-095-ac-land-in-forest-grove-3600-pacific-ave/usa-3600-pacific-avenue-forest-grove-or-97116/usa1093319#RelatedDocs	Skip Rottici Colliers 503-499-0062 Skip.rottici@colliers.com
3653 Pacific Avenue	Zoned Community Commercial. Retail, service, office	Commercial Redevelopment Land: 1.85 acres, 4 lots Fronts Pacific Avenue with large parking area; highway frontage	For Sale: \$30/sf land \$2,148,000 total https://www.loopnet.com/Listing/3653-Pacific-Ave-Forest-Grove-OR/20696011/?stid=melvinmarkco	Don Drake Melvin Mark Company O: 503-546-4527 C: 503-789-8688 drake@melvinmark.com
4202 Pacific Ave	Zoned Community Commercial. Retail, service, office, mixed	37,800 sq. ft. buildable lot	For Lease or Build to Suit	(503) 235-5906 Mogrewal1@gmail.com
4233 Pacific Ave	Zoned community commercial. Retail, service, office	2.5 acres commercial land Pacific Ave frontage	Land for Lease	Michael Doherty (503) 357-3114

V. Commercial/Retail Buildings

Location	Type	Size	Price	Contact
1940 Pacific Avenue	Zoned Town Center Core. Retail, Office, Commercial, Residential Apts	Former US Bank Building 9,808 sf; Existing drive through lanes, 16 onsite parking spaces	For Sale \$1,550,000 Flyer	Gary Griff Cushman & Wakefield 503-279-1756 Gary.griff@cushwake.com
1927 & 1931 Main Street	Zoned Town center core. Retail, commercial, service.	4,792 sq. ft. Former restaurant on one side and former bar on the other.	For Sale \$675,000	Matt Williams Century 21 Northwest 503-316-5823

		Kitchen intact.		www.mattwilliams.c21.com
V. Commercial/Retail Buildings Continued				
Location	Type	Size	Price	Contact
2020 Main Street	Zoned Town center core. Signature Building in downtown, Corner Main/Pacific	2-story with mezzanine historical commercial building. Currently vacant. 10,000sf large space on 1 st floor. Good potential for apts/lodging on 2 nd floor	For Sale \$975,000	Jaqueline Tinoco 971-777-0094 Jaquetinoco.1@gmail.com
1837 Pacific Ave Jesse Quinn Apts	Zoned Town Center Transitional. Retail, commercial, residential	One Live/Work loft space #113 Redwood Floor plan	For Lease 867 sq. ft. \$1,295/month	Eileen Filippelli Property Manager 503-530-8556 jessequinn@tokolaproperties.com
1917 Pacific Ave.	Zoned central business District, Commercial, office, service	2 nd Floor: two 1,000 sq. ft. suites 2,000 sq. ft. total;	For lease: 2 nd floor: negotiable/NN	Chet Wolter ProSteel Builders (503) 647-2011
2305 Pacific Ave & 2003 Cedar Street	Zoned Town Center Transitional: Retail, service, commercial	Two suites in corner lot on Pacific/Cedar Street in busy Forest Grove shopping Center Two suites: Suite B 680 SF Suite D 1,800 SF	For Lease \$12 PSF/Month + Electric & Prorated taxes	Tim Budelman Norris @ Stevens 503-225-8472 TimB@norris-stevens.com https://www.norris-stevens.com/commercial-properties/all/?propertyId=2003-cedar-street
2315 Pacific Avenue	Zoned Town Center Transitional: Retail, service, commercial	Two suites: 1,000 sf 4,000 sf	For Lease \$15 sf/year NNN	Pam Rushing 503-804-0457 Mtn West Real Estate/Coldwell Banker Comm'l www.cbre.com
2328 Pacific Ave	Zoned Community Commercial -retail, service, office	3 to 5 100 sq. ft. suites	For Lease \$250/mo gross	Cindy Sturm Sturm Real Estate cindysturm@frontier.com (503) 356-8767
2835 Pacific Avenue	Zoned Community Commercial -retail, service, office	Two commercial suite for lease Suite 1 3,000 sq. ft Suite 2 2,500 sq. ft. Suites can be combined. Each have own bathroom.	For Lease \$1/sf plus property taxes Suite 1 \$3,000+ Suite 2 \$2,500+	Kenny 503-475-4803
3127 Pacific Ave	Zoned Community Commercial -retail, service, office	8,000sf building. Total site is 1.54 acres, Wood framed, clean site. Pacific Ave across from Maple Street. Currently leased	For Sale or Lease. Negotiable. Contract sale possible	Joel Groshong 601-341-3832 601-783-6336

		short term		
V. Commercial/Retail Buildings continued				
Location	Type	Size	Price	Contact
3322 Pacific Avenue	Zoned Community Commercial: office, retail, service	Stand-alone building	For Lease	Ed Hayden Hayden Group, LLC 503-648-6445
3438 Pacific Avenue	Zoned Community Commercial: retail, service, commercial	Pacific Oak Development 3,000 sf. Pacific Avenue frontage; new construction for occupancy winter/spring 2021	For Lease NNN 3,000 sf	Pacific Development Ventures 503-201-1309
3602 Pacific Avenue	Zoned Community Commercial; office, retail, service	The Stonewood Center New Development. Mixed-use retail center 2,956 sf divisible to 1,246 & 1,710 sf.	Commercial/retail space to lease \$26.50/sf + NNN	Rob Moneyhan Urbanworks (503) 228-3080 www.urbanworksrealestate.com
2031 Hawthorne St	Office/service Commercial or Professional service.	Maywood Buildings Dedicated parking on site. Handicap Access	Office space for lease Suite C: 1,410 sq. ft. Suite G: 1,256 sq. ft.	Tim Budelman Norris & Stevens (503) 225-8472 (503) 710-1253 www.norris-stevens.com
2811 19 th Avenue	Zoned Community Commercial; office, retail, service	4,000 sf Can be subdivided; has drive-up window; former bank building	For Lease \$4,500/mo NNN	Gene Horton 503-747-8385 gene@hortonos.com